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7 New York Mellon, f/k/a the Bank of
New York, as Trustee for the
8 Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2006-OA7,
9 Mortgage Pass-Through Certificates,
Series 2006-OA7*

10
11 UNITED STATES DISTRICT COURT
12 DISTRICT OF NEVADA

13 THE BANK OF NEW YORK MELLON,
f/k/a THE BANK OF NEW YORK, AS
14 TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT,
15 INC., ALTERNATIVE LOAN TRUST
2006-OA7, MORTGAGE PASS-
16 THROUGH CERTIFICATES, SERIES
OA7,

17 Plaintiff,

18 vs.

19 POSHBABY LLC SERIES 3511 DESERT
20 CLIFF #201, a Nevada limited liability
company; CLIFF SHADOWS
21 HOMEOWNERS' ASSOCIATION, a
Nevada non-profit corporation,
22

23 Defendants.

Case No. 2:16-cv-2719

**STIPULATION AND ORDER TO
EXTEND TIME TO RESPOND TO
DEFENDANT POSHBABY LLC'S
MOTION FOR SUMMARY JUDGMENT**

24 Plaintiff The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee
25 for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7,
26 Mortgage Pass-Through Certificates, Series 2006-OA7 ("Trustee") and Defendant
27 Poshbaby LLC Series 3511 Desert Cliff #201 ("Poshbaby") hereby stipulate and move
28 the Court for a thirty-day extension of time for Trustee to file a memorandum in

1 opposition to the Motion for Summary Judgment [ECF No. 44] filed by Poshbaby on
2 September 5, 2019.

3 The original deadline for Trustee's opposition to the Motion for Summary
4 Judgment is September 26, 2019. The Court previously granted a two-week
5 stipulated extension of the deadline to October 10, 2019. The parties now seek to
6 extend Trustee's deadline to respond to November 11, 2019, to, among other things,
7 facilitate ongoing settlement discussions. The parties stipulate and agree that no
8 party will be prejudiced by the requested extension and that it is not sought for
9 purposes of delay.

10 The parties accordingly stipulate and move the Court to extend the deadline
11 for Trustee to file a response to Poshbaby's Motion for Summary Judgment to
12 November 11, 2019.

13 Dated: October 10, 2019

14 BALLARD SPAHR LLP

AYON LAW PLLC

15 By: /s/ Joseph Sakai

By: /s/ Luis Ayon

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LLC Series 3511 Desert Cliff #201*

IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

Dated: October 10, 2019.